

vh.

VICTORY
HOUSE

30-34

KINGSWAY

An aerial photograph of a city, likely London, with a blue semi-transparent overlay. A white outline highlights a specific building, Victory House, which is the subject of the text. The text is overlaid on the right side of the image.

vh.

VICTORY
HOUSE

Victory House sits on the West side of Kingsway with views overlooking Lincoln's Inn Fields to the rear. Holborn Underground Station (Central and Piccadilly Lines) is close by as are the numerous entertainment and leisure facilities of Covent Garden.



“

Discover a workplace that **redefines excellence** in the heart of London.”

Welcome to Victory House, where exceptional workspace meets unparalleled surroundings



CGI is for illustrative purposes only

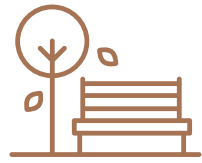
Victory House is more than a workspace; it's an opportunity to be part of London's vibrant and prestigious legal and academic community. Our workspace is designed to elevate your business by offering an environment that blends elegance, functionality, and convenience. Situated near the historic Lincoln's Inn Fields, we invite you to explore the unique advantages of making Victory House your professional home.



Location & Surroundings



On Your Doorstep



Lincoln's Inn Fields

The historic and picturesque park right at your doorstep, ideal for lunchtime strolls and informal meetings



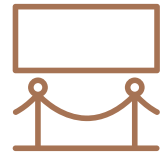
Academic Excellence

Close to renowned academic institutions like the London School of Economics (LSE), offering access to talent and research resources



Transport Links

Convenient access to Holborn and Chancery Lane underground stations



Cultural Amenities

A wealth of cultural attractions, including the Sir John Soane's Museum



Dining Options

A diverse range of dining establishments, from Michelin-starred restaurants to charming cafes



Entertainment

The Royal Opera House and West End theatres nearby



Fitness and Wellness

Numerous Gyms are within close vicinity



Retail Therapy

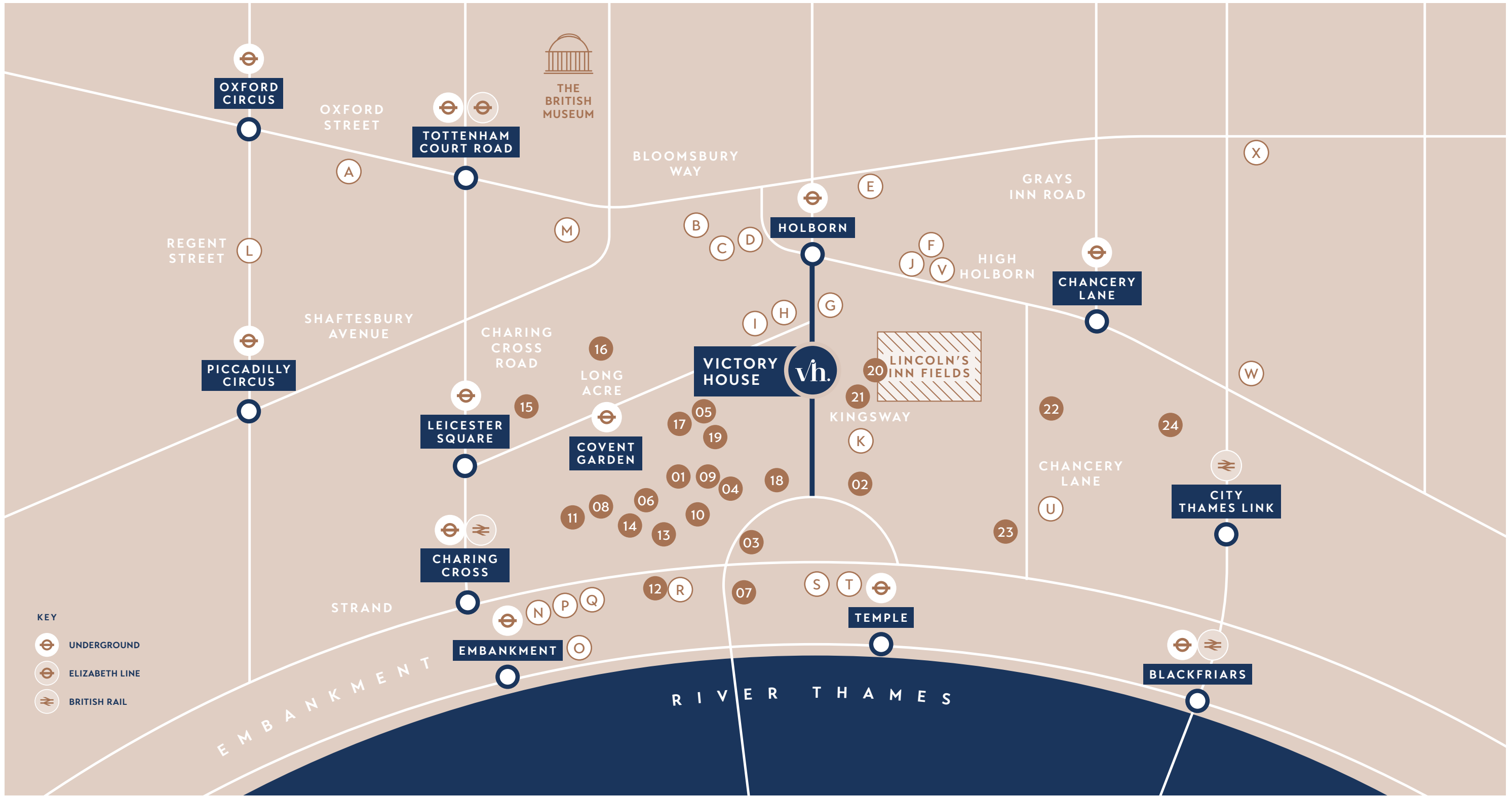
Numerous retail facilities available in nearby Covent Garden



Legal District

Proximity to prestigious legal institutions and law firms, facilitating networking and collaboration opportunities





KEY

- UNDERGROUND
- ELIZABETH LINE
- BRITISH RAIL

Local Amenities And Occupiers

- | | |
|------------------------------|----------------------------|
| 01. Sushi Samba | 11. Flat Iron |
| 02. Roka | 12. Savoy Grill / Simpsons |
| 03. Radio Rooftop Bar | 13. Polpo Covent Garden |
| 04. Opera Tavern | 14. Franco Manca |
| 05. Barrafina | 15. Dishoom |
| 06. The Ivy | 16. Hawksmoor |
| 07. Spring at Somerset House | 17. Busaba |
| 08. Sticks'n'Sushi | 18. The Delaunay |
| 09. Balthazar | 19. Wildwood |
| 10. Champagne + Fromage | 20. Fields Bar & Kitchen |

- | |
|--------------------------|
| 21. Coopers |
| 22. The Pregnant Man |
| 23. Gaucho |
| 24. Birley Sandwich Shop |
- Occupiers**
- | |
|------------------|
| A. Samsung |
| B. McKinsey |
| C. Rothesay Life |
| D. Twitch |

- | |
|-------------------------------|
| E. Industrial Light & Magic |
| F. Mitsubishi |
| G. Mishcon de Reya |
| H. Blick Rothenberg |
| I. Fladgate |
| J. Ascential |
| K. London School of Economics |
| L. Michael Kors |
| M. Comcast |
| N. Bain & Co |

- | |
|-------------------------|
| O. Spotify |
| P. Conde Nast |
| Q. The Economist |
| R. CVC Capital Partners |
| S. Kings College London |
| T. Soho Works |
| U. Framestore |
| V. Verizon |
| W. Amazon |
| X. Publicis |



Victory House Availability

FLOOR

TOTAL NIA

8	4,293 SQFT / 398.9 SQM
7	4,649.1 SQFT / 431.9 SQM
6	4,730.9 SQFT / 439.5 SQM
5	4,516.7 SQFT / 429 SQM
4	4,485 SQFT / 416.7 SQM
3	4,515.3 SQFT / 419.5 SQM
2	4,476.6 SQFT / 416.4 SQM
1	4,656.4 SQFT / 432.6 SQM
G	GF 1: 5,601.5 SQFT / 520.4 SQM GF 2: 672.1 SQFT / 62.4 SQM
B	3,630 SQFT / 337.2 SQM

Total: 46,226.6 SQFT

NIA - floors are subject to final measurement



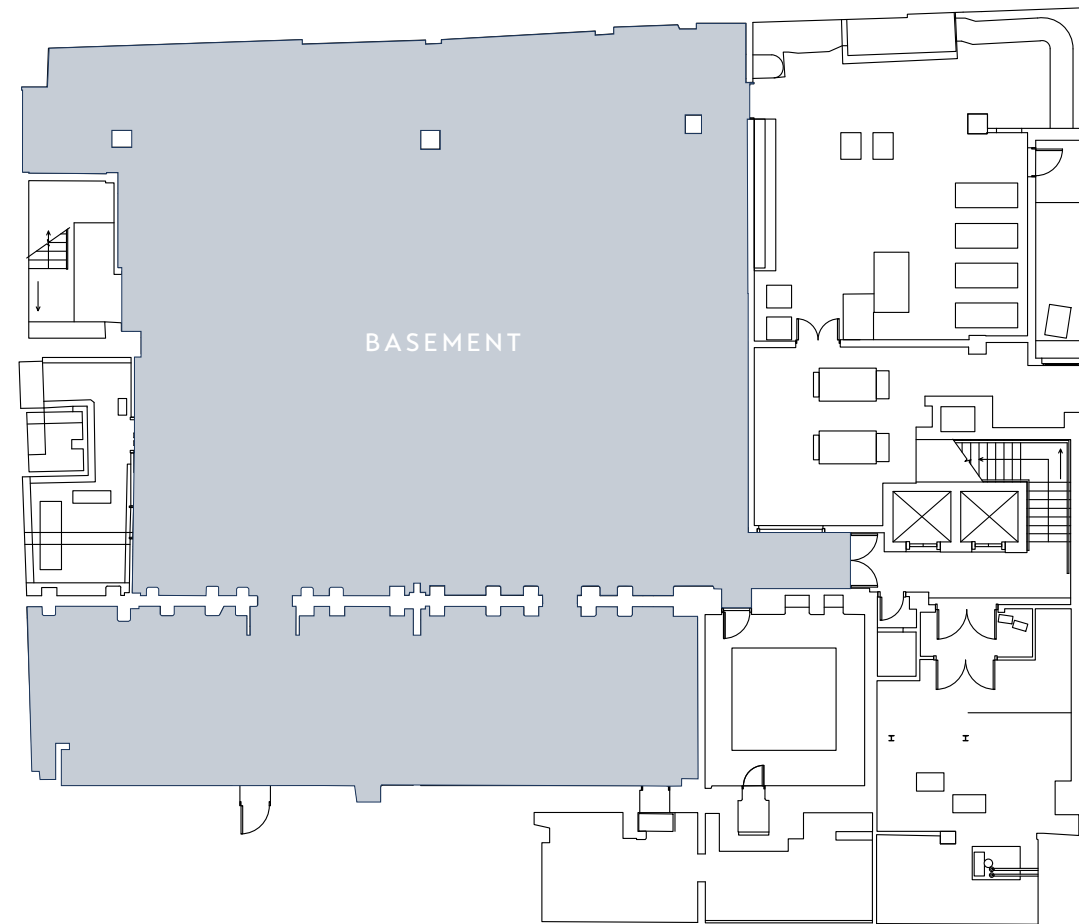
KINGSWAY

Victory House Floor Plans

BASEMENT
3,630 SQFT / 337.2 SQM

B

LINCOLN'S INN FIELDS



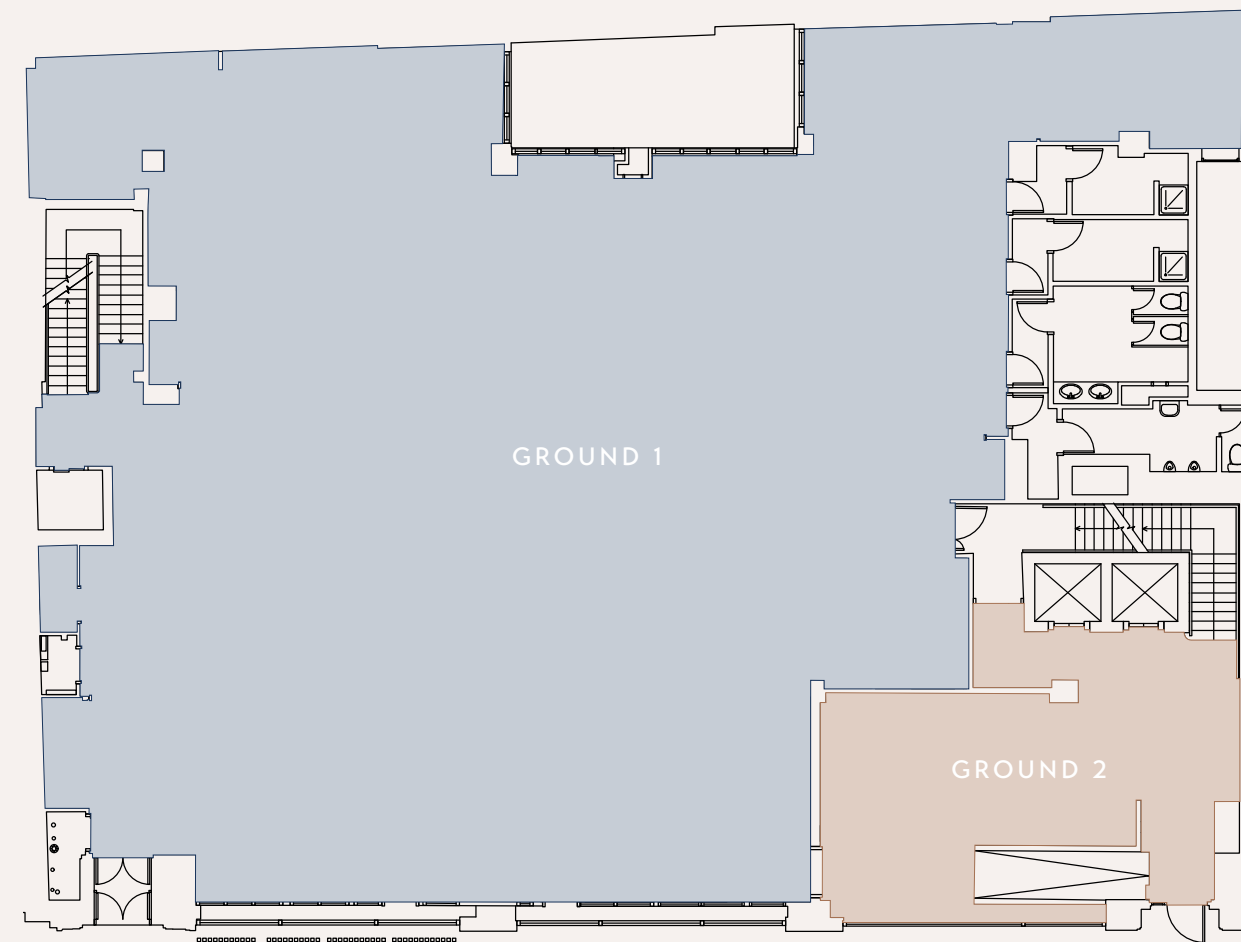
KINGSWAY



GROUND FLOOR
5,601.5 SQFT / 520.4 SQM (1)
672.1 / 62.4 SQM (2)

G

LINCOLN'S INN FIELDS



KINGSWAY

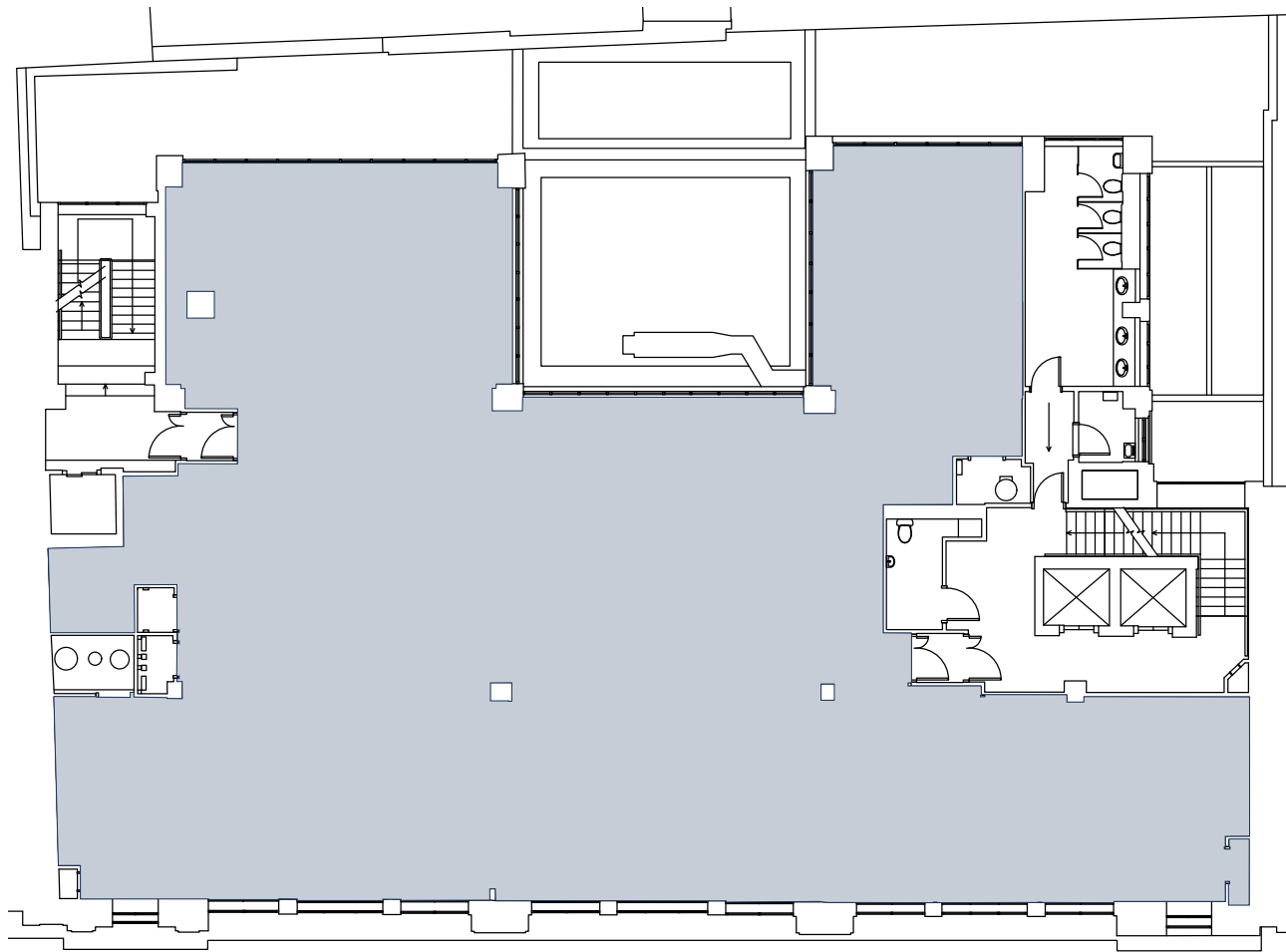




1ST FLOOR
4,656.4 SQFT / 432.6 SQM

1

LINCOLN'S INN FIELDS



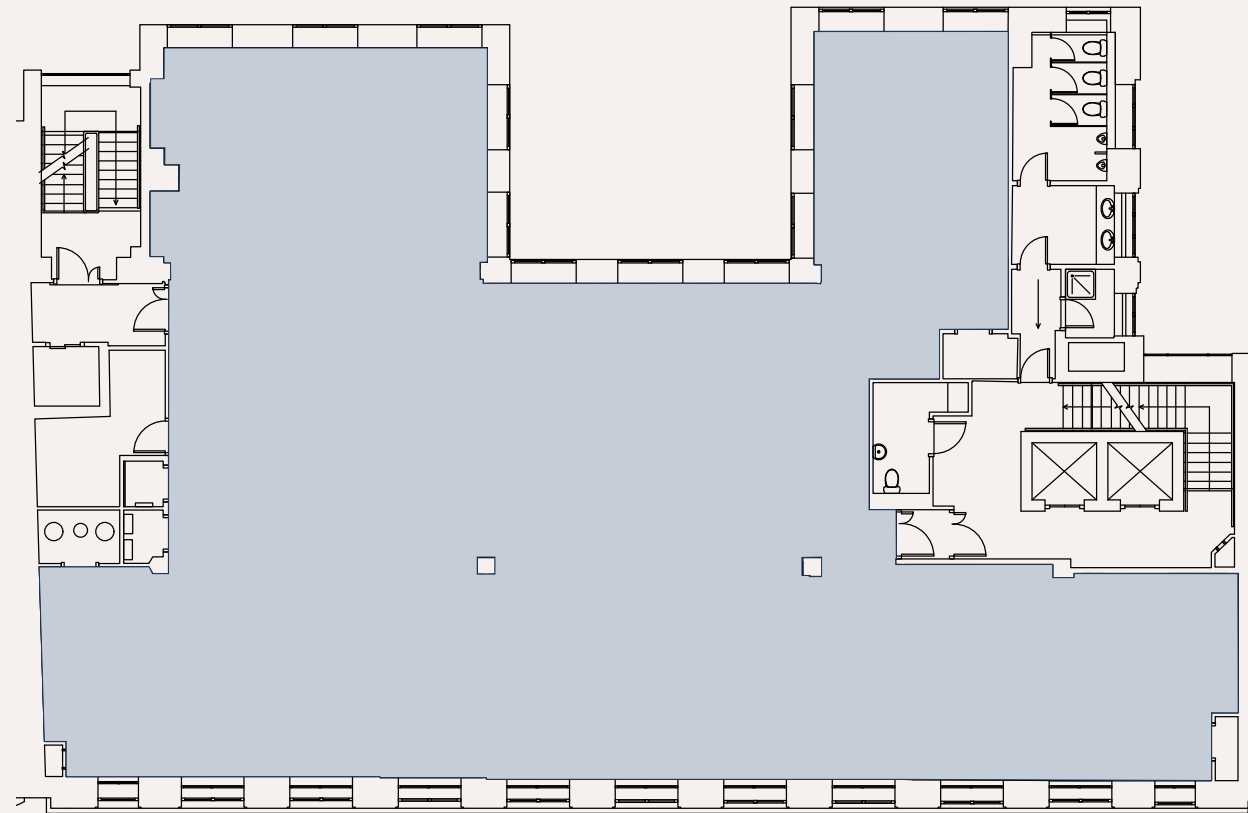
KINGSWAY



2ND FLOOR
4,476.6 SQFT / 416.4 SQM

2

LINCOLN'S INN FIELDS



KINGSWAY

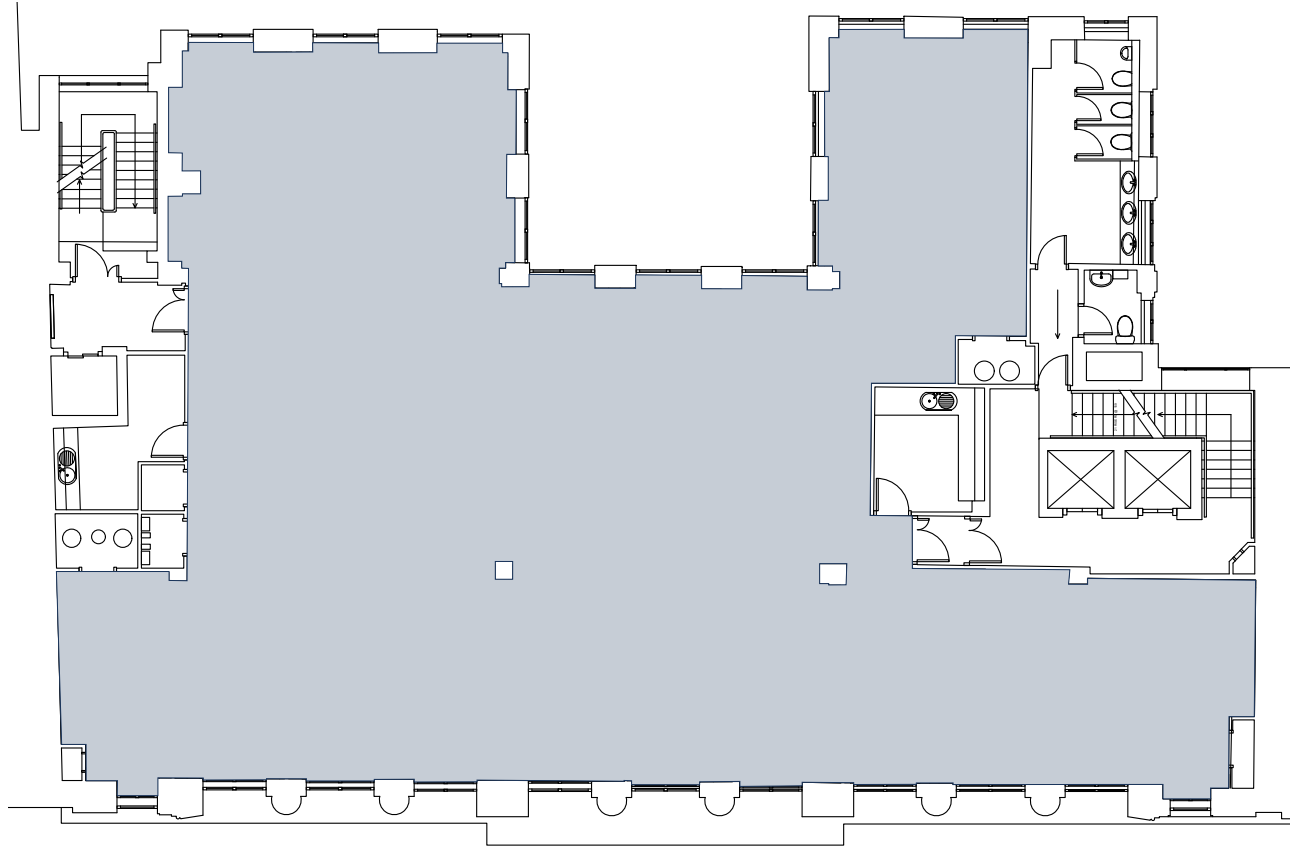




3RD FLOOR
4,515.3 SQFT / 419.5 SQM

3

LINCOLN'S INN FIELDS



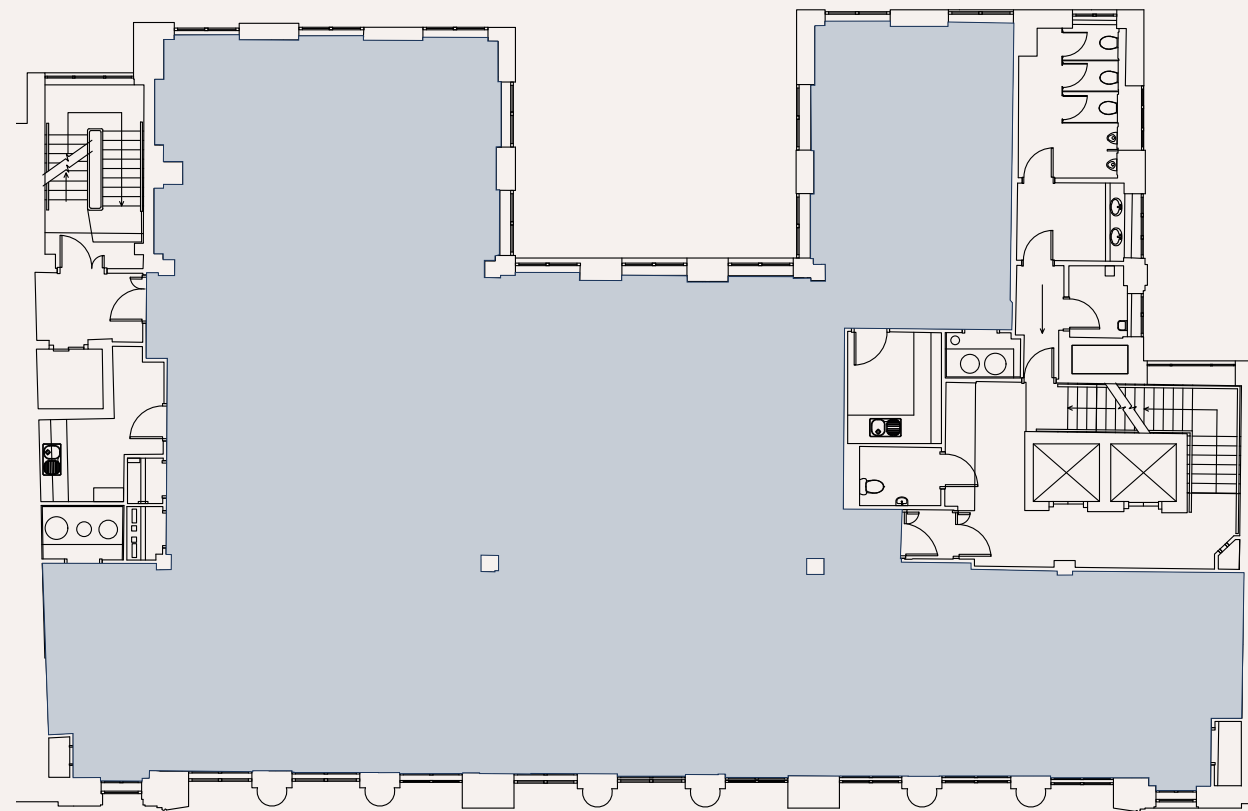
KINGSWAY



4TH FLOOR
4,485 SQFT / 416.7 SQM

4

LINCOLN'S INN FIELDS



KINGSWAY

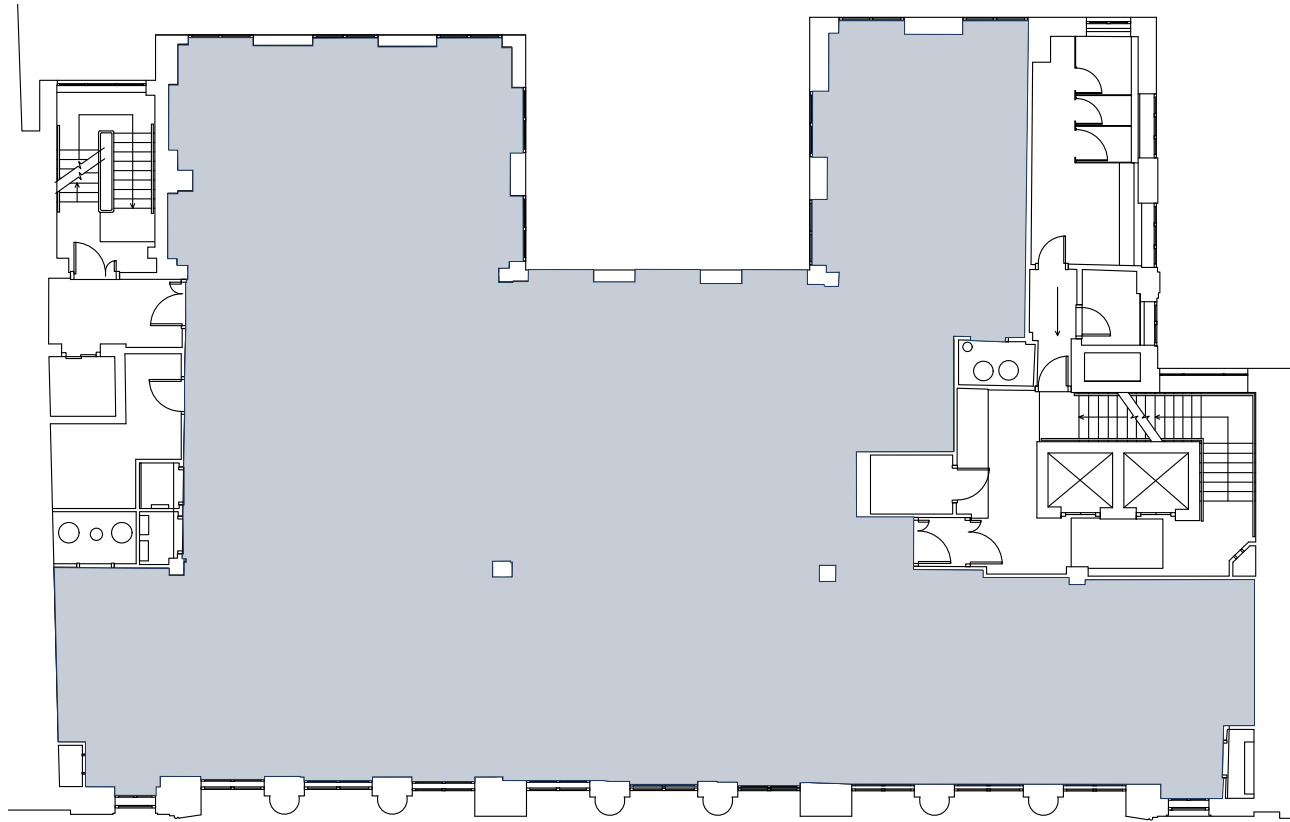




5TH FLOOR
4,516.7 SQFT / 429 SQM

5

LINCOLN'S INN FIELDS



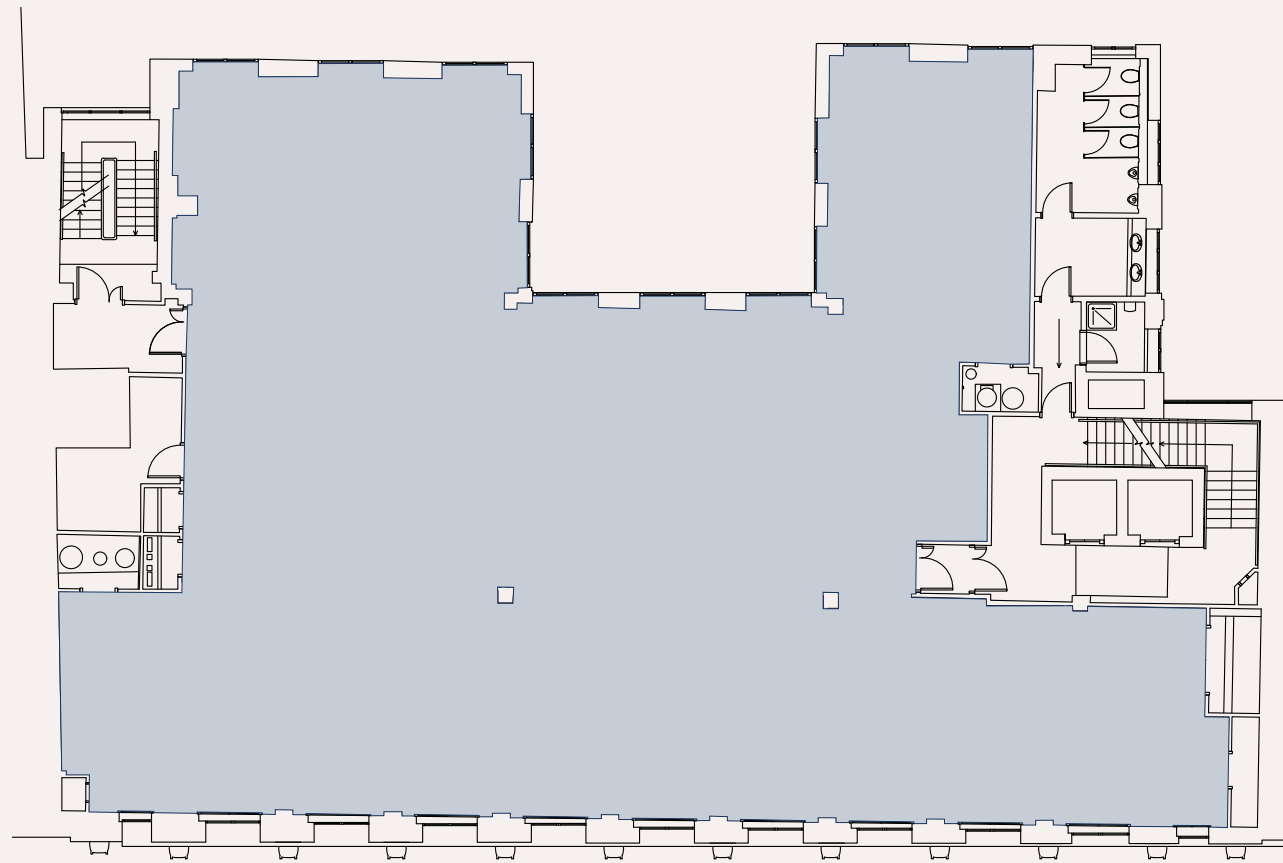
KINGSWAY



6TH FLOOR
4,730.9 SQFT / 439.5 SQM

6

LINCOLN'S INN FIELDS



KINGSWAY





7TH FLOOR
4,649.1 SQFT / 431.9 SQM

7

LINCOLN'S INN FIELDS



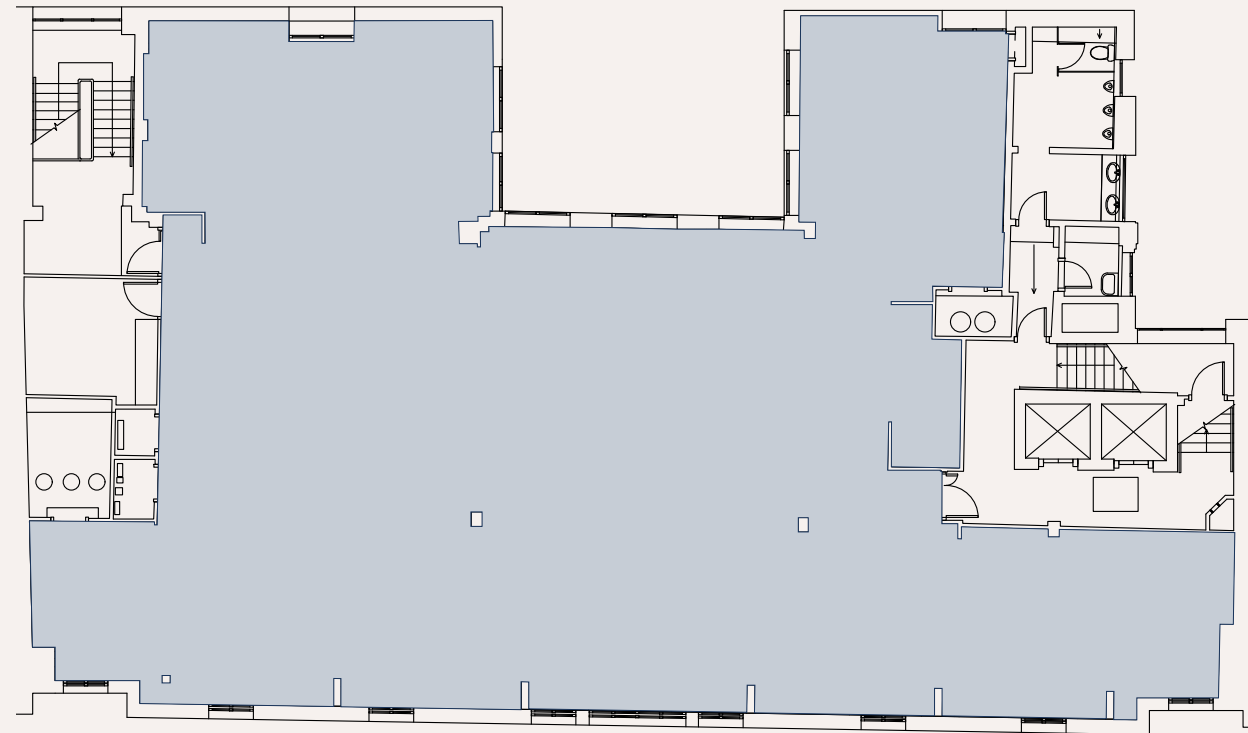
KINGSWAY



8TH FLOOR
4,293 SQFT / 398.9 SQM

8

LINCOLN'S INN FIELDS



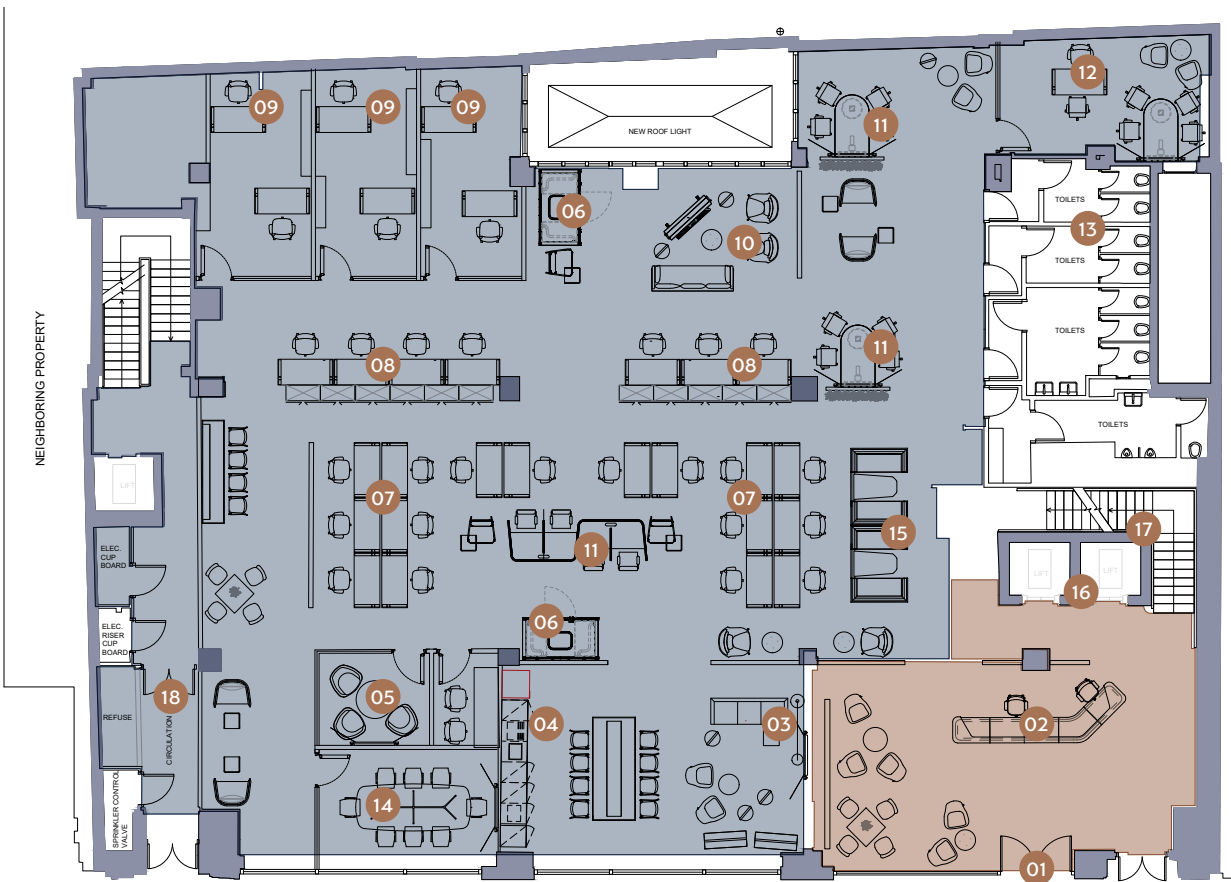
KINGSWAY



Indicative Space Plans



GROUND FLOOR TEST-FIT

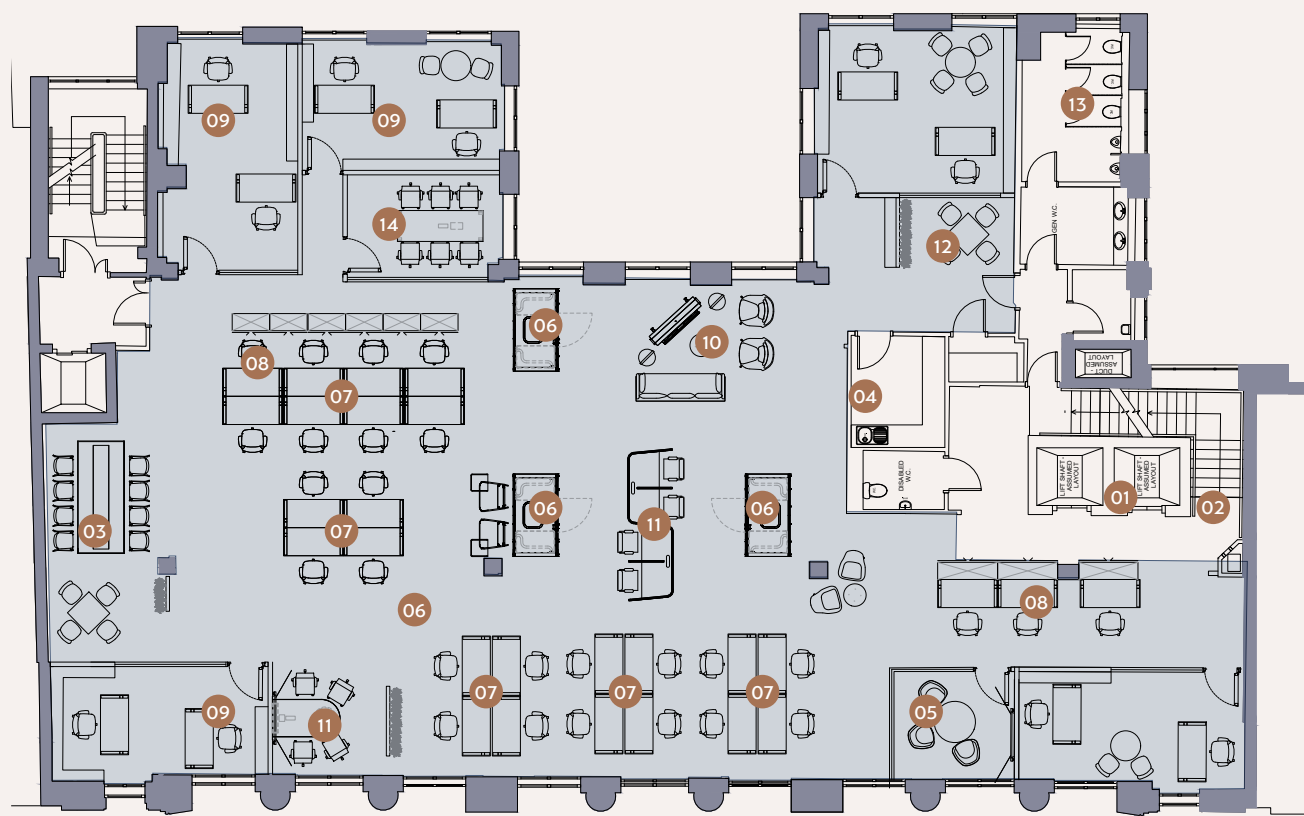


Key

01. Entrance	07. Work Stations	13. Wash rooms
02. Reception Lobby	08. Focus Zone	14. Meeting Rooms
03. Lounge	09. Offices	15. Touchdown
04. Tea-Point	10. Open Collaboration	16. Lifts
05. Huddle Room	11. Focussed Collaboration	17. Stairs
06. Phone Booth	12. Project Room	18. BOH



TYPICAL FLOOR TEST-FIT



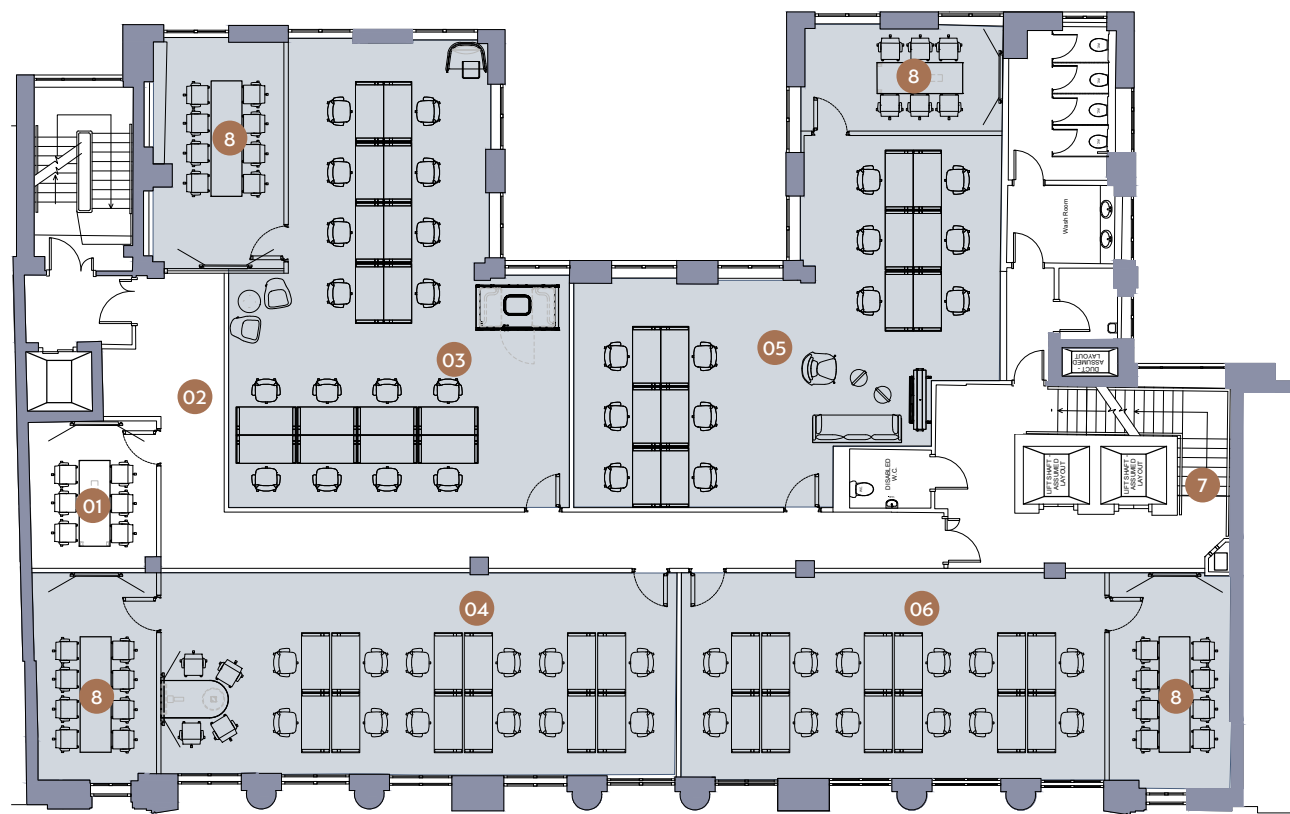
Key

01. Lifts	06. Phone Booth	11. Focussed Collaboration
02. Stairs	07. Work Stations	12. Waiting Area
03. Touchdown	08. Focus Zone	13. Wash rooms
04. Tea-Point	09. Offices	14. Meeting Rooms
05. Huddle Room	10. Open Collaboration	





POTENTIAL
SUB DIVISION OPTIONS



Key

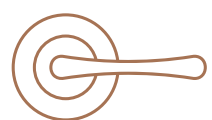
- | | |
|---|--|
| 01. Shared Floor Meeting Room | 05. Sublet Space 3 / 94.32 sqm 1015.3 sqft |
| 02. Main Corridor | 06. Sublet Space 4 / 81.15 sqm 873.5 sqft |
| 03. Sublet Space 1 / 111.72 sqm 1202.5 sqft | 07. Stairs |
| 04. Sublet Space 2 / 92.75 sqm 998.4 sqft | 08. Communal Meeting Room |



New Lease(s) available
from the freeholder for a
term by arrangement



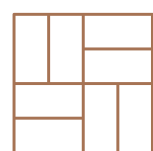
Building Highlights



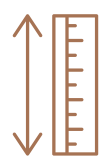
Self Contained Opportunity



Passenger Lifts x3



Metal Tile Floors



Ceiling Heights Up To 2.75m



Multifunctional Communal Space



CAT A Infrastructure



1:10 Occupancy Level



Air Conditioning



Cycling Spaces / Lockers



Individual Lockers



Shower Facilities



Views Over Lincoln's Inn Fields

NOTE: Specification subject to final review



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Make an Entrance





Brian Allen
Director

E: BMAllen@savills.com

M: +44 (0) 7972 000 215

Angus Tullberg
Director

E: ATullberg@savills.com

M: +44 (0) 7976 256 487

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